Prepared By & Return To:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of November, 2017

Notary Public
Commission Expires:

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

Bill Garrett Davidson County
Batch# 34313 **DEEDWARR**
12/07/2017 09:23:07 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20171207-0124761

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farhad Davachi 363 Jones Parkway Brentwood, TN 37027	New Owner	103-02-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Annie L. Cavender, Administratrix of the Estate of James L. Cavender, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farhad Davachi and Mehrnoosha Davachi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 22 on the Map of the C. C. Vernon Farms, of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, and described according to a survey by Robert M. Dishner, Surveyor, dated March 8, 1976.

Beginning at a point in the Easterly margin of Osceola (Oceola) Avenue, said point being Southwardly 438.7 feet, more or less, from the right of way of Burgie Street, and being the common front corner of Lot Nos. 21 and 22 on said plan; thence leaving the margin of Osceola (Oceola) Avenue, Eastwardly, and with the line between Lot Nos. 21 and 22, 208.5 feet, more or less to a point; thence Southwardly 60 feet to a point; thence Westwardly 224.4 feet to a point in the Eastwardly margin of Osceola (Oceola) Avenue; thence with the Easterly margin of Osceola (Oceola) Avenue, Northwardly 62.3 feet to the point of beginning.

Being the same property conveyed to James L. Cavender, an unmarried person by Warranty Deed from Andrea J. Cosnowsky, an unmarried person of record in Book 10471, Page 347, Register's Office for Davidson County, Tennessee, dated May 23, 1997 and recorded on May 29, 1997. James L. Cavender having since died on August 10, 2016. Order Approving Contract For The Sale Of Real Property, Docket No. 17-P-709 in the 7th Circuit Court (Probate) for the 20th Judicial District at Nashville, Davidson Co., Tennessee, names Annie L.Cavender as Administratrix and gives power to sign documents to effectuate the sale.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 118 Oceola Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2017.

Annie L. Cavender

Annie L. Cavender, Administratrix of the Estate of James L. Cavender

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Annie L. Cavender, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Adminstratrix of the Estate of James L. Cavender, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Administratrix..

Witness my hand and official seal at office this 30th day of November, 2017.

Notary Public: _____

Commission Expiration: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON